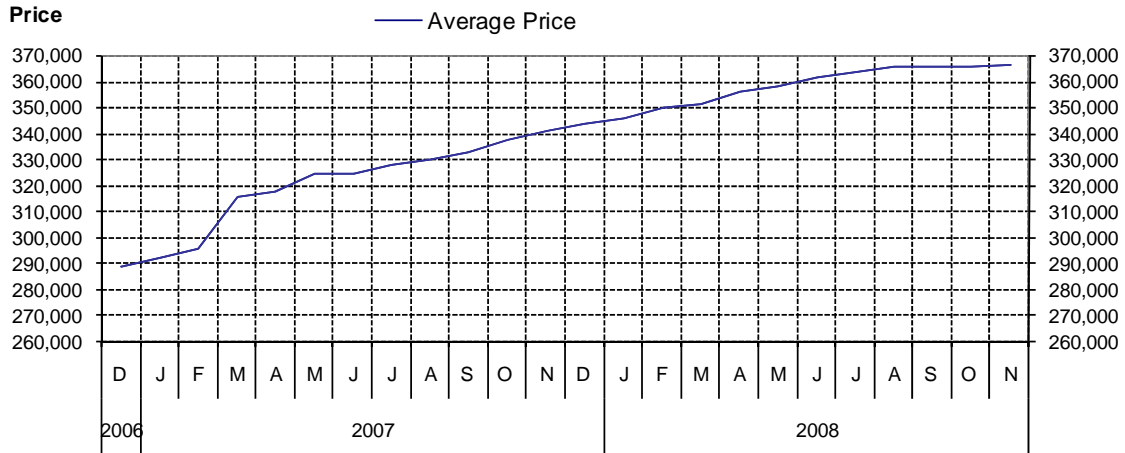


Nanaimo

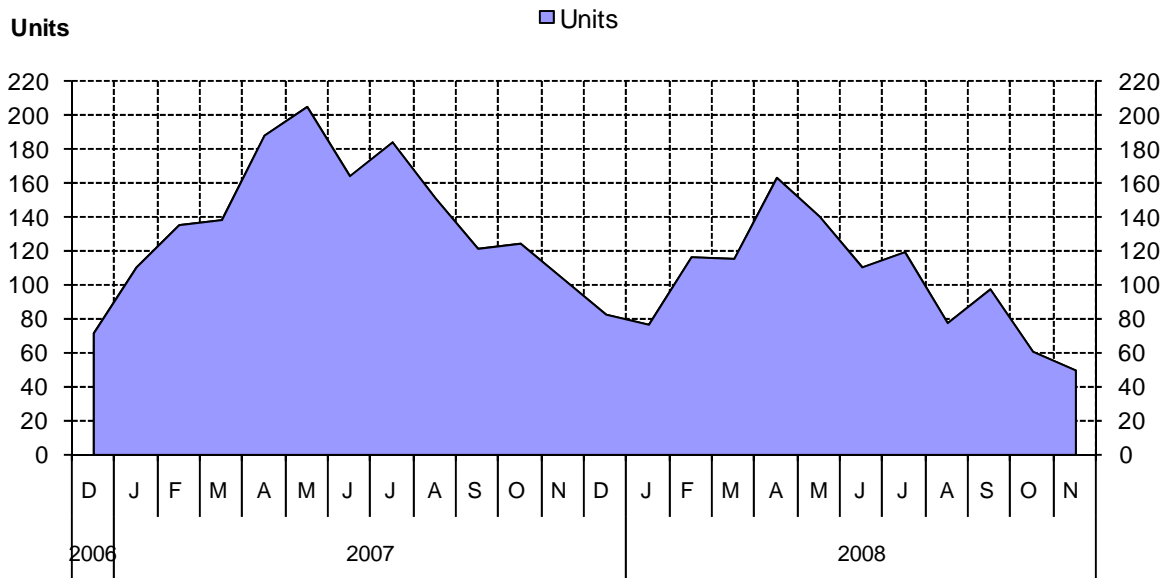
as at November 30, 2008

Cumulative Residential Average Single Family Sale Price



NOTE: Figures are based on a "rolling total" from the past 12 months – i.e. 12 months to date instead of the calendar "year to date".

Single Family Units Reported Sold



Comparative Activity by Property Type

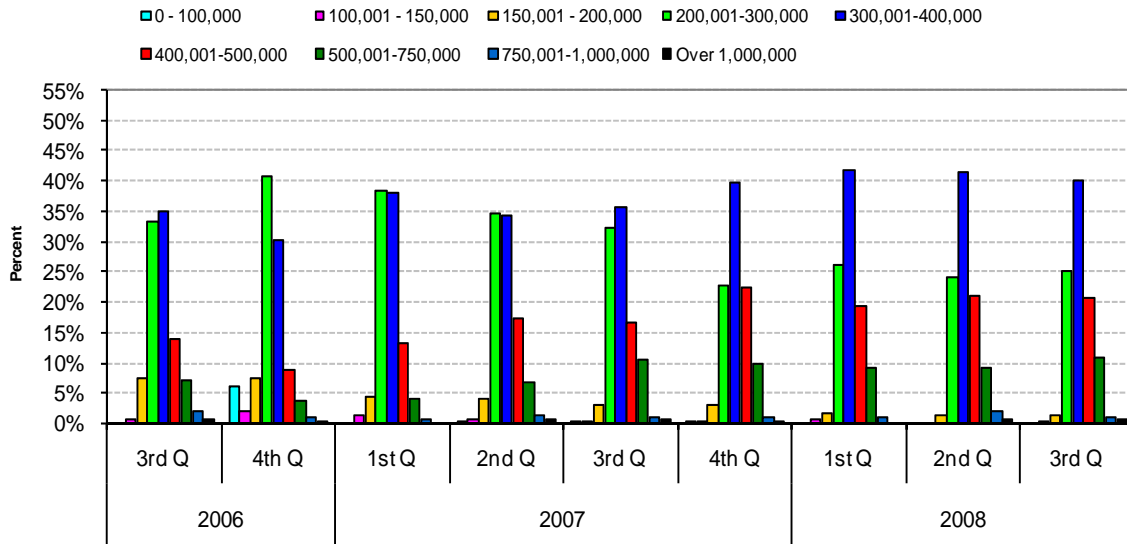
	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Lots						
Units Listed	24	16	50%	529	470	13%
Units Reported Sold	1	2	-50%	113	181	-38%
Sell/List Ratio	4%	13%		21%	39%	
Reported Sales Dollars	\$125,000	\$217,400	-43%	\$17,723,610	\$30,322,544	-42%
Average Sell Price / Unit	\$125,000	\$108,700	15%	\$156,846	\$167,528	-6%
Median Sell Price	\$125,000			\$152,000		
Sell Price / List Price Ratio	96%	98%		95%	97%	
Days to Sell	71	90	-21%	69	76	-10%
Active Listings	205					
Single Family						
Units Listed	146	138	6%	2579	2531	2%
Units Reported Sold	50	104	-52%	1214	1682	-28%
Sell/List Ratio	34%	75%		47%	66%	
Reported Sales Dollars	\$18,964,527	\$37,872,913	-50%	\$444,362,566	\$572,775,176	-22%
Average Sell Price / Unit	\$379,291	\$364,163	4%	\$366,032	\$340,532	7%
Median Sell Price	\$372,000			\$352,000		
Sell Price / List Price Ratio	92%	96%		96%	97%	
Days to Sell	58	48	21%	50	47	6%
Active Listings	630					
Condos (Apt)						
Units Listed	39	29	34%	715	523	37%
Units Reported Sold	3	16	-81%	246	328	-25%
Sell/List Ratio	8%	55%		34%	63%	
Reported Sales Dollars	\$647,900	\$3,344,300	-81%	\$57,645,330	\$69,510,635	-17%
Average Sell Price / Unit	\$215,967	\$209,019	3%	\$234,331	\$211,923	11%
Median Sell Price	\$173,400			\$206,000		
Sell Price / List Price Ratio	92%	95%		96%	96%	
Days to Sell	59	54	9%	60	60	0%
Active Listings	311					
Condos (Twnhse)						
Units Listed	13	11	18%	395	322	23%
Units Reported Sold	4	17	-76%	179	236	-24%
Sell/List Ratio	31%	155%		45%	73%	
Reported Sales Dollars	\$920,000	\$4,764,075	-81%	\$44,341,752	\$56,764,593	-22%
Average Sell Price / Unit	\$230,000	\$280,240	-18%	\$247,719	\$240,528	3%
Median Sell Price	\$235,000			\$235,000		
Sell Price / List Price Ratio	83%	98%		97%	97%	
Days to Sell	81	71	14%	49	53	-8%
Active Listings	111					

PLEASE NOTE:

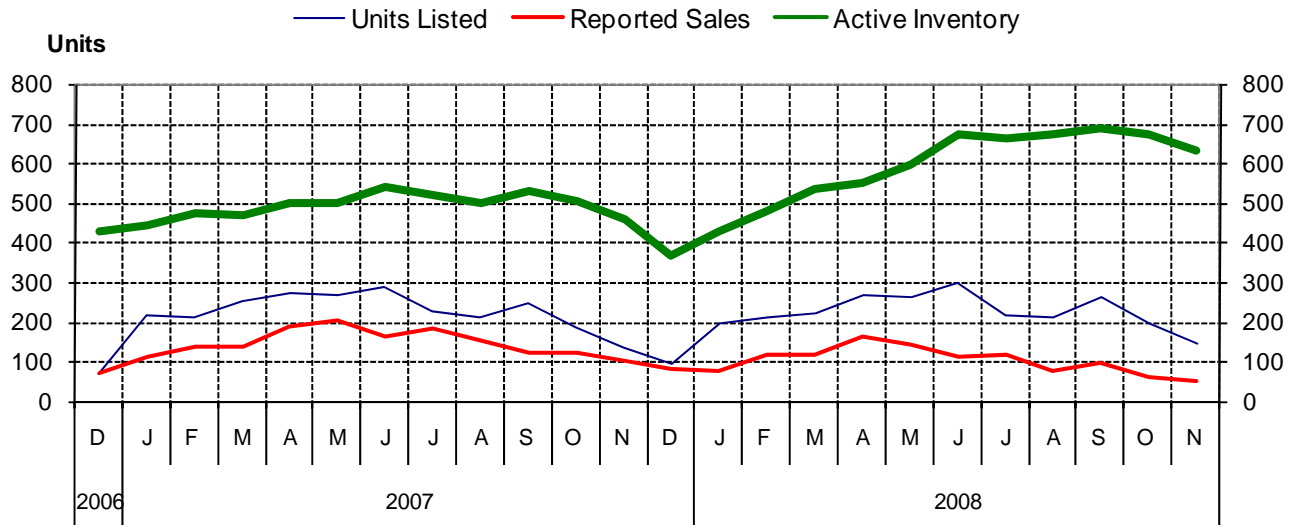
SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata.

LOTS do NOT INCLUDE acreage or waterfront acreage.

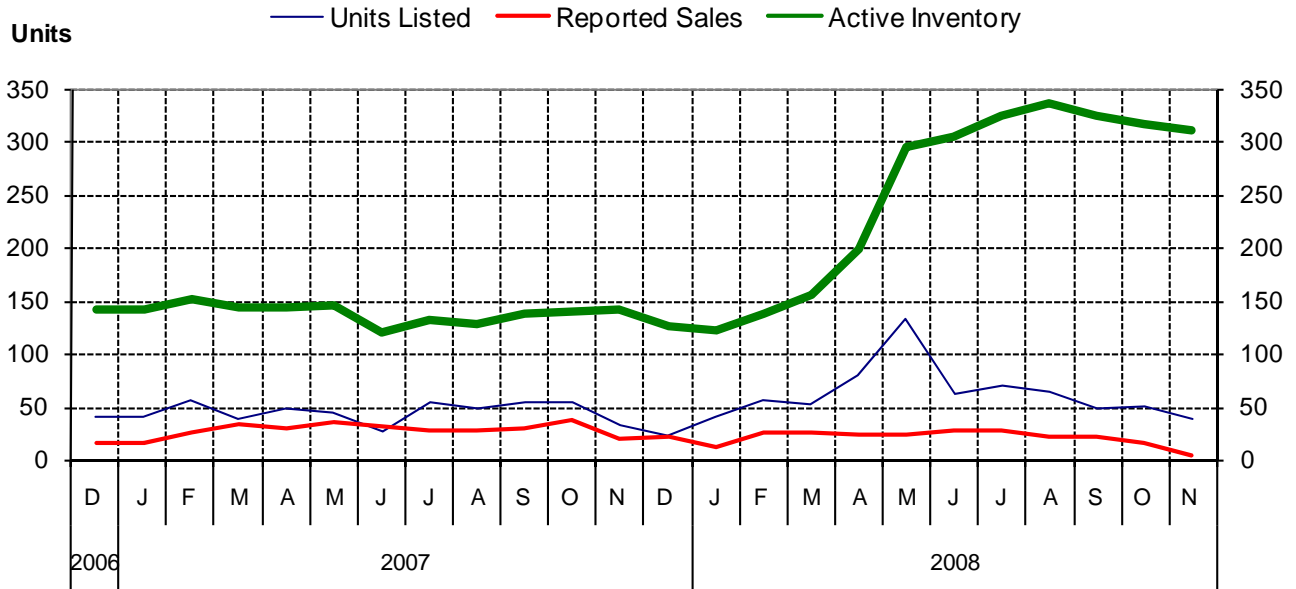
Percentage of Market Share by Price Range Nanaimo



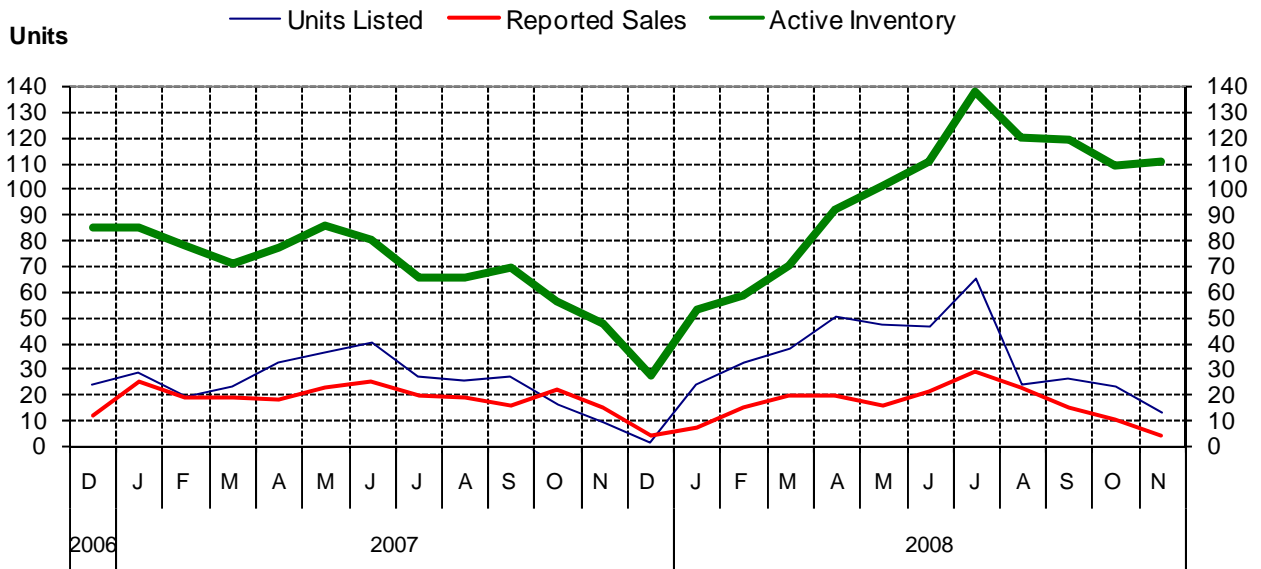
Single Family Comparisons between



Condominium (Apartment) Comparisons between



Condominium (Townhouse) Comparisons between

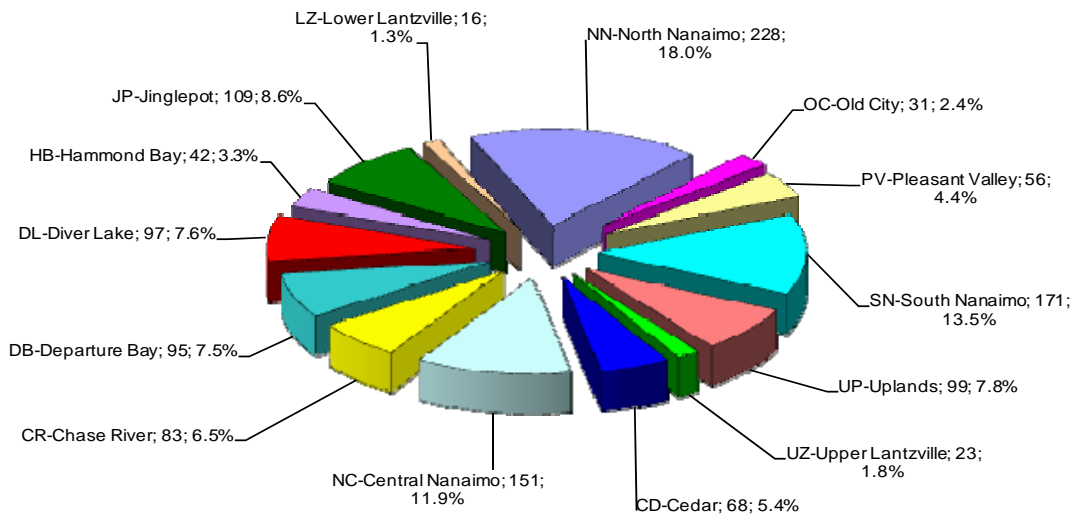


MLS® Single Family Sales Analysis

Unconditional Sales from January 1 to November 30, 2008

	0 - 100,000	100,001- 150,000	150,001- 200,000	200,001- 300,000	300,001- 400,000	400,001- 500,000	500,001- 750,000	750,001- 1,000,000	OVER 1,000,000	Total
CD-Cedar	0	0	1	16	14	25	9	2	1	68
NC-Central Nanaimo	0	1	3	81	62	2	2	0	0	151
CR-Chase River	0	0	0	14	43	22	4	0	0	83
DB-Departure Bay	0	0	0	9	62	16	8	0	0	95
DL-Diver Lake	0	0	2	16	69	10	0	0	0	97
HB-Hammond Bay	0	0	0	2	10	16	14	0	0	42
JP-Jinglepot	0	0	0	11	32	36	25	5	0	109
LZ-Lower Lantzville	0	0	0	2	5	2	5	1	1	16
NN-North Nanaimo	0	0	0	14	55	99	50	5	5	228
OC-Old City	0	0	0	18	12	1	0	0	0	31
PV-Pleasant Valley	0	0	0	5	39	10	1	1	0	56
SN-South Nanaimo	0	2	11	109	43	3	2	1	0	171
UP-Uplands	0	0	0	22	56	17	2	2	0	99
UZ-Upper Lantzville	0	1	0	1	13	3	5	0	0	23
ZONE 4 TOTALS	0	4	17	320	515	262	127	17	7	1,269

Single Family Sales - Nanaimo by Subarea



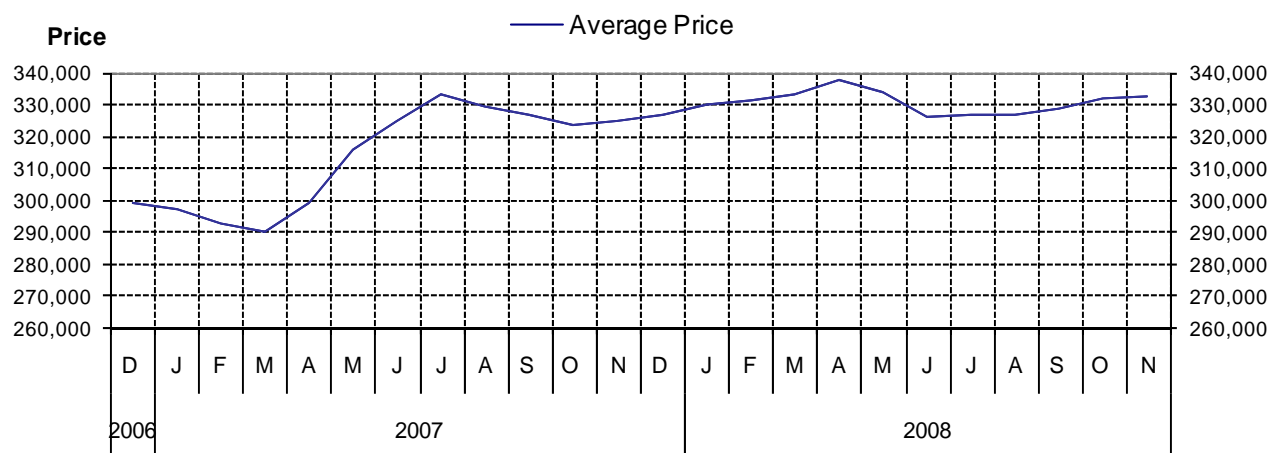
Total Unconditional Sales January 1 to November 30, 2008 = 1,269

GABRIOLA ISLAND

Comparative Activity by Property Type

	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Lots						
Units Listed	2	5	-60%	58	59	-2%
Units Reported Sold	2	4	-50%	29	42	-31%
Sell/List Ratio	100%	80%		50%	71%	
Reported Sales Dollars	\$267,600	\$789,400	-66%	\$3,940,800	\$5,762,800	-32%
Average Sell Price / Unit	\$133,800	\$197,350	-32%	\$135,890	\$137,210	-1%
Median Sell Price	\$149,600			\$135,000		
Sell Price / List Price Ratio	96%	96%		93%	93%	
Days to Sell	23	52	-56%	64	64	1%
Active Listings	16					
Single Family						
Units Listed	3	5	-40%	106	121	-12%
Units Reported Sold	3	1	200%	49	67	-27%
Sell/List Ratio	100%	20%		46%	55%	
Reported Sales Dollars	\$1,024,642	\$350,000	193%	\$16,296,342	\$21,806,200	-25%
Average Sell Price / Unit	\$341,547	\$350,000	-2%	\$332,578	\$325,466	2%
Median Sell Price	\$347,500			\$330,000		
Sell Price / List Price Ratio	88%	97%		96%	95%	
Days to Sell	58	40	45%	54	65	-18%
Active Listings	32					

Cumulative Residential Average Single Family Sale Price



PLEASE NOTE:

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LOTS do NOT INCLUDE acreage or waterfront acreage.